



- North Colchester Position - Close To Amenities, Schools & Transport Links
- Extended & Improved Throughout
- Living Room With Media Wall
- Dining Room
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- Three Bedrooms
- First Floor Bathroom
- Private & Enclosed Rear Garden With Summer House
- Garage & Off Road Parking

## 20 Valentines Drive, Colchester, Colchester, Essex. CO4 0AG.

Michaels Property Consultants are pleased to offer to the market this impressive three bedroom detached family home, that has been improved and upgraded by the current owners throughout its much-cherished ownership. Conveniently positioned to the North of Colchester and within striking distance of an array of useful amenities, shops, schooling and transport links, it offers itself as the ideal home for the modern-day expanding family. Highlights include; entrance porch and hall, downstairs cloakroom, kitchen-breakfast room, dining area, impressive reception room with a feature full-width media wall, two double bedrooms, third single bedroom and first floor tiled bathroom. Outside, a private and enclosed rear garden features a summer house with full power, whilst the front drive offers a wealth of off-road parking and access to a garage. An excellent home that simply must be viewed to be appreciated in its entirety.





# Property Details.

## Ground Floor

### Entrance Porch

Entrance door to front aspect, window to side aspect, wood effect floor, glazed door to:

### Entrance Hall

1.73m x 4.9m (5' 8" x 16' 1") Stairs to first floor, wood effect floor, glazed door to kitchen, radiator, access to:

### Cloakroom

Window to side aspect, tiled floor, wash hand basin, W.C., under-stairs storage cupboard

### Dining Room



4.67m x 2.73m (15' 4" x 8' 11") Wood effect floor, inset storage enclosing boiler, fitted shelves units with ground level drawers, opening to:

### Living Room



4.57m x 3.6m (15' 0" x 11' 10") Feature full width media wall with inset shelves, fireplace, feature wall panelling, radiator, window to front aspect

## Kitchen/Breakfast Room



2.88m x 5.7m (9' 5" x 18' 8") Window to side and rear aspect, glazed door to rear aspect, inset ceramic sink, drainer, 1/2 sink and mixer tap, space for appliances, breakfast bar with space for stalls under, inset oven and grill, inset gas hob with extractor an over, tiled splashback, wood effect flooring, space for fridge/freezer, patio doors to rear aspect (leading to rear garden)

## First Floor

### Landing

Stairs to ground floor, window to side aspect, access to:

### Master Bedroom



3.91m x 3.46m (12' 10" x 11' 4") Window to front aspect, radiator, airing cupboard

# Property Details.

## Bedroom Two



3.49m x 3.05m (11' 5" x 10' 0") Window to front aspect, radiator

## Bedroom Three



2.53m x 2.28m (8' 4" x 7' 6") Window to front aspect, radiator, airing cupboard

## Bathroom



2.51m x 1.85m (8' 3" x 6' 1") window to rear aspect, tiled, chrome wall mounted towel rail, vanity wash hand basin, W.C., spar bath with shower over and screen, extractor fan

## Outside, Garden, Parking & Garage



Outside, its owners enjoy a private and enclosed rear garden, landscaped to a low maintenance design and featuring an expansive patio area, pergola, sheltered BBQ area and glazed summer house with full power. Off road parking is available on a large block paved driveway to the front of the property for multiple vehicles. A garage is accessible via a remote controlled up-and-over door, ideal for additional storage.

## Additional Information

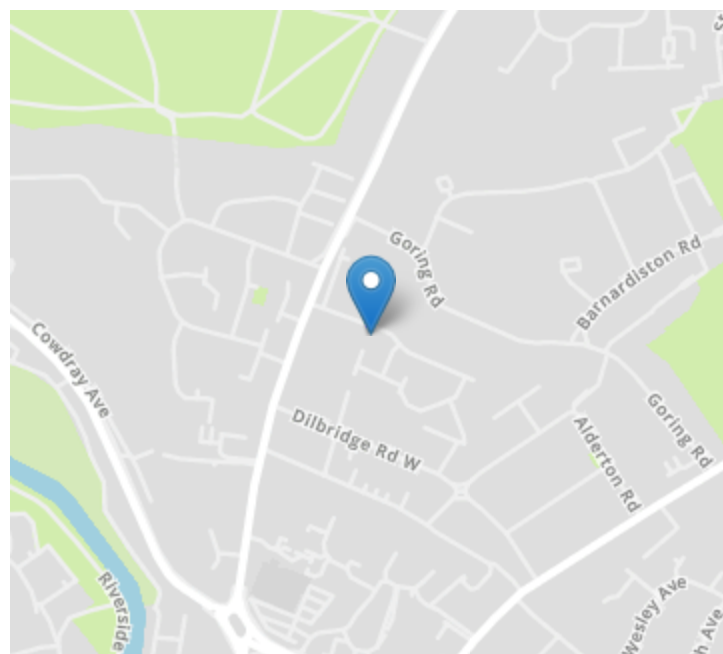
Please be advised that the floorplan and EPC will be available shortly.



# Property Details.

## Floorplans

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.